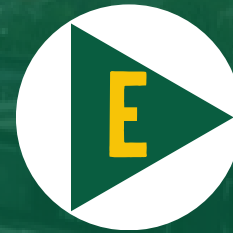
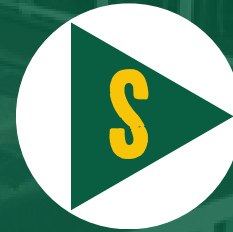


# SOAPWORKS

SUSTAINABILITY IS OUR STANDARD.



ENVIRONMENTAL



SOCIAL



GOVERNANCE

## **CURATING A CONSCIOUS SPACE ALIGNED WITH OUR SOCIAL AND ENVIRONMENTAL RESPONSIBILITIES IS AT THE HEART OF OPERATIONAL PRACTICES AT SOAPWORKS.**

Since 2011, Soapworks' development on the site of the old Colgate Palmolive Factory has transformed the Ordsall Riverside area from a dilapidated, underused semi-industrial corridor into a sustainable commercial area, concentrated on being as socially conscious as it is environmentally friendly.

Soapworks' hands-on, adaptive approach to ESG means we consistently set the standard for community building in the ever-changing workplace. The efficacy and authenticity of our policies and practices are under constant review to ensure our wider responsibilities are not only met but exceeded.

### **OUR ROLE AT SOAPWORKS:**

- » Community focused
- » Inclusive culture
- » Sustainable buildings in green spaces
- » Promote climate-friendly travel
- » Mental and physical wellbeing
- » Actively monitor and reduce waste
- » Support local businesses and charities by engaging our 2000+ workers
- » Proactive energy monitoring programme

This brochure outlines Soapworks' updated efforts to deliver a scheme which sets ESG at the forefront of its values, culture and projects, including newly installed solar power, increased energy monitoring, expanded community engagement and improvements to cyber security.

# ENVIRONMENTAL

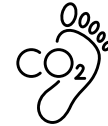
## WHERE SUSTAINABILITY IS THE STANDARD



Newly installed Solar Power generates 1.5 months / 12.5% of site's electricity



BCO winner of the Refurbished /Recycled Workspace Category



Reused the existing concrete-encased steel frame, locking away the embodied carbon



State-of-the-art VRF air conditioning system & concrete structure massively reduce energy usage



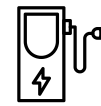
Tenant energy monitoring & data sharing, with 100% Green Energy



<2 min walk from Exchange Quay tram stop, we actively instruct tenants to use public transport



Designed for a comfortable commute, with showers, lockers & secure storage



18 EV bays, subsidised to encourage tenants to go electric



Hireable scooter & bikes by site entrance  
Free of charge bi-annual bike M.O.T's



Free on-the-spot umbrella hire



80,000+ Soapworks bees, with yearly organic honey harvest



Community allotment scheme: tenants eat what they grow, produce grown for Foodworks cafe



Soapworks Organic Honey sold to tenants in building with 100% of the funds going to the local food bank



'Meet the Bees' & 'Honey Harvest' experiences for tenants to get involved with beekeeping



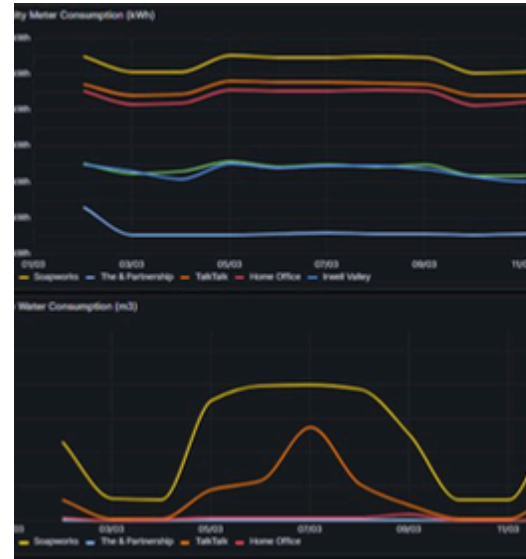
Tree planted for every Soapworks umbrella hired

## ENCOURAGING ENGAGEMENT FOR A GREENER FUTURE



### COMMUNITY ALLOTMENT SCHEME

- » 2 years on, the community allotment is thriving, pushing out multiple harvests per year
- » Tenants take home what they grow
- » The Soapworks Team grows produce for the FOODWORKS cafe



### ENERGY UPGRADE

- » Bespoke energy monitoring system created to digitise hundreds of submeters & give granular detail via online portal
- » Surfacing live meter data has enabled tenants to spot reduce wasted usage

### SUSTAINABLE UMBRELLA HIRE

- » Bespoke reusable rentable umbrellas
- » Every rental plants a tree - 150+ planted so far
- » Works alongside the NGO, Eden Reforestation Project
- » Each umbrella contains 5 recycled plastic bottles



### INCENTIVE SCHEMES

- » Repeating 20p discount for bringing sustainable crockery
- » Free, branded reusable travel mug made of recycled plastics on their 9th coffee





# SOLAR ENERGY

**In an effort to reduce carbon output and save the building and its tenants money, the landlord pre-funded the installation of solar panels across the entirety of the Soapworks Roof.**

**1.5 years post-install, the site has seen a significant reduction in the quantity of units being brought in via national grid.**

- » 776 PV panels installed
- » Preventing 58,467 KG Carbon from being released per year
- » 300,000 kW/h production per year, equivalent to approx. 1.5 months of electric site-wide
- » Electricity saving of approximately £100,000 per annum post pay-back
- » Solar Edge inverters installed to capitalise on most yield throughout the day
- » In its first eight months, the energy saved is equivalent to planting 2,728 trees
- » During summer months, the solar is capable of powering the entire site at weekends



**58,467 KG**

**PREVENTED PER YEAR**



**£83,773.52**

**YEAR ONE SAVINGS**

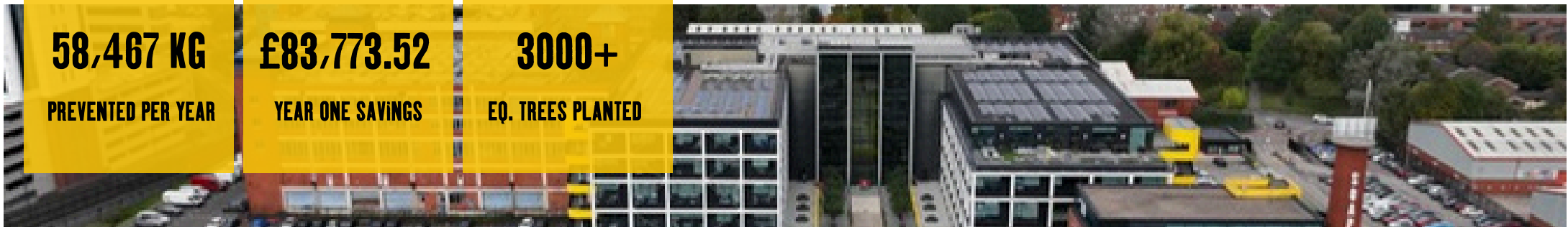


**3000+**

**EQ. TREES PLANTED**

**SYSTEM GENERATED  
254,737 KWH  
YEAR ONE**

**POWERING  
12.5% OF SITE**



# EPC A

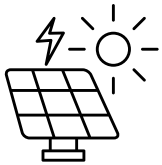
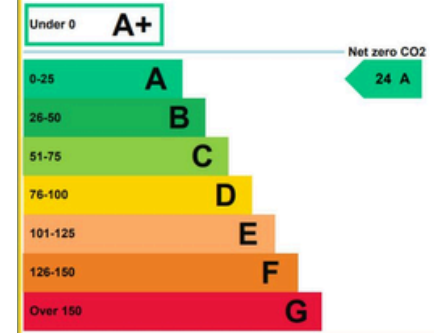
## Officially awarded the rating of EPC A in mid-2025

This result is proof of the extensive effort and dedication to make Soapworks a future-proofed, green-focused and sustainable workplace that's here to stay.

Less than 5% of offices currently hold EPC A status, and only a tiny number of those are over a century old.

### Energy rating and score

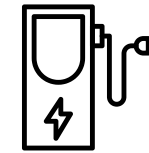
This property's energy rating is A.



Solar Panel installation: Soapworks takes the need for clean energy seriously, and what better way to ensure sustainable energy than bringing it in house! A massive 776 panels now fill the entire roof.



Full LED lighting upgrade: 1,026 fluorescent bulbs swapped out, reducing energy usage across site by 75%. That's thousands of pounds in savings, and tens of thousands of units to be saved in the near future.



Soapworks installed electric car chargers almost a decade ago, but only now are we seeing their true usefulness as EVs become more widespread. The only difference? Ours are powered by our on-site solar panels.

EPC rated:

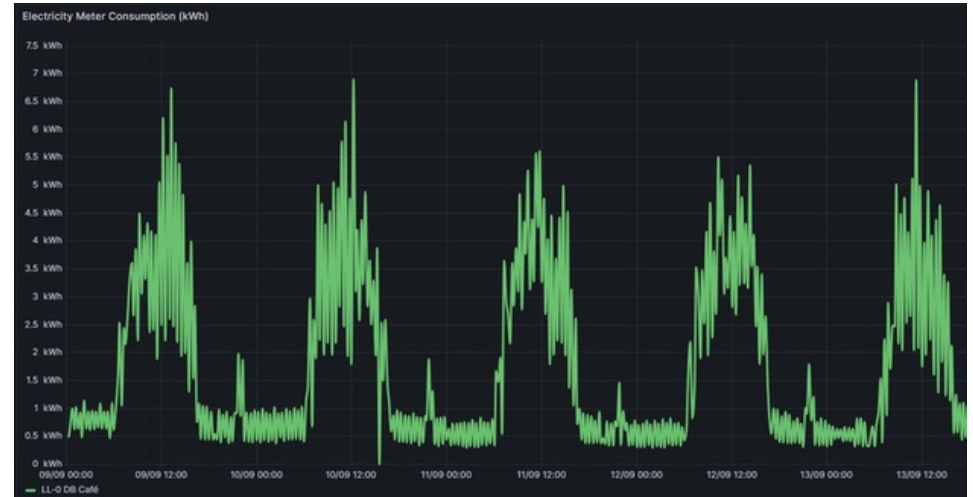
**TOP 5%**  
**OF OFFICE SPACE IN UK**



**1,026**  
**FLOURESCENT BULBS**  
**REPLACED**



**EV BAYS AND**  
**LIGHTING POWERED**  
**ENTIRELY BY SOLAR**





**ZERO  
WASTE**

### TO LANDFILL POLICY

Processing over 50,000  
bags of waste every  
year



**100%**

**RENEWABLE  
ENERGY  
SOURCES**



## RECYCLING GAME

Annual educational  
game for tenants to  
improve recycling at  
the source



## FUTURE-PROOFED INVESTMENTS

### On-site Waste and Recycling Centre

- » Going above and beyond segregating waste pre-collection to maximise recycling
- » Each tenant is provided monthly statistics and advice on how to reduce waste and improve efficiency
- » Programme of working with tenants to make measurable improvements
- » Waste streams include Dry Mixed Recycling, Cardboard, General, Food and Glass
- » Coffee grounds plant fertiliser scheme from Foodworks
- » Annual recycling game for tenants, to improve understanding of commercial waste and reduce contamination of recycling

### Energy Management

- » Helping tenants deep dive into their consumption and make strategic adjustments to their plant & equipment, using the upgraded energy platform from University of Lancaster
- » Live energy monitoring accessible via portal 24/7
- » Annual energy efficiency review
- » Ongoing conversion to LED lighting



# SOCIAL

## SOCIAL INTEGRATION AN INCLUSIVE CULTURE

### Community

- » The Soapworks scheme was designed to open up the local area, reconnecting the residents with the River Irwell
- » Constantly evolving community events calendar, ranging from an 'I'm a Celebrity, Get Me Out of Here' challenge to a Halloween Pumpkin Patch, encouraging a fun and diverse workspace
- » Regularly supporting local businesses and charities through collaborations, donations and volunteering.
- » On-site chef creating fresh, delicious food, accommodating all dietary needs
- » Regular pop-up stalls featuring food from all over the world; Pho, Bao buns, Tex Mex, Roast dinners...
- » Dog friendly
- » Community initiatives such as litter picking

### Community Spaces

- » Breakout spaces on each floor, creating areas for focused working and social spaces
- » Community allotment scheme in a serene corner of site
- » Large outdoor green spaces
- » Shared library scheme- take a book, leave a book

### HELPING OUR COMMUNITY

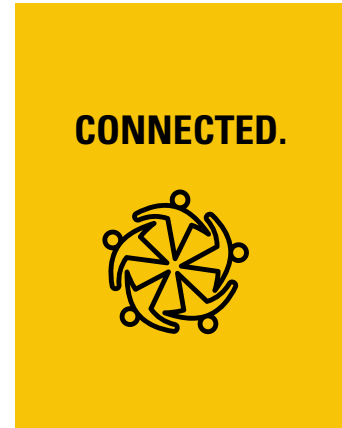


### LARGE COMMUNITY OUTDOOR SPACES

### DEDICATED WELLBEING INITIATIVES









**COMMUNITY FIRST.**



## WELLBEING FOCUSED

### DOING GOOD

#### Supporting Local Businesses

- » Weekly pop-ups from small local businesses, helping them grow
- » 10% of their sales is donated to our charity fund, which helps buy regular supplies for charities
- » By regularly hosting pop-up stalls, Soapworks helps local businesses build and integrate their brand within their community
- » Monthly local car valet on-site organised by reception, 10% of takings go towards the charity fund
- » Bespoke annual Christmas market with only local vendors

#### Health and Wellbeing

- » Dedicated health and wellbeing activities to encourage downtime and self-care in a busy working environment
- » Free bi-Annual bike M.O.T's to encourage cycling to work
- » Free weekly yoga sessions during the summer
- » Yearly mental health week initiatives
- » Free Fruit Fridays

THROUGH WORK WITH LOCAL BUSINESSES, SOAPWORKS  
RAISES ON AVERAGE

 **£1,400**  
**EACH YEAR**

WHICH GOES BACK INTO THE COMMUNITY TO DO GOOD.



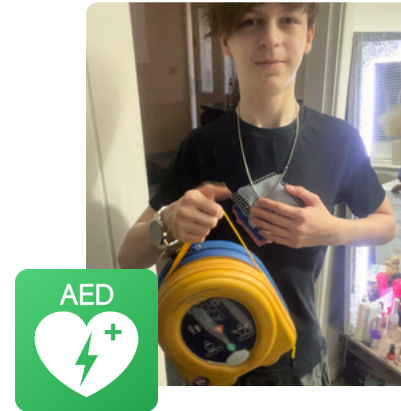
## FUNDRAISING

### HELPING WHERE IT MATTERS MOST

#### DEFIBRILLATION DONATION

A 15-year-old local boy with an undiagnosed heart condition had a heart attack in the street. His heart stopped but luckily, he was revived by an off-duty paramedic nearby.

Now living with the condition, Blake's heart could stop at any time. Soapworks did what little we could and refurbished an unused Defibrillator for the family to keep in the home for the worst-case scenario.



#### SALFORD LADS & GIRLS' CLUB PARTNERSHIP



Salford Lads and Girl's Club is a backbone for the youth of our area. They provide free activities, clubs and support for young people, as well as being an iconic music landmark for bands like The Smiths.

Due to the building's age, the institution launched an urgent appeal to raise £250,000 or they would be forced to close.

We're thrilled that our £2,000 donation helped them reach this target, along with other large donations from The Smiths and Salford Council.



After our initial donation, we discovered that the club had a wish list of essential supplies needed to continue the kids clubs and update worn-out equipment.

We donated hundreds of pounds of colouring supplies, boxing gloves, badminton kits, sanitary products, and technology to ensure they could keep doing their good work.







**ORDSALL TEAM  
SPONSORSHIP**



**REGULAR  
FOOD DRIVES**



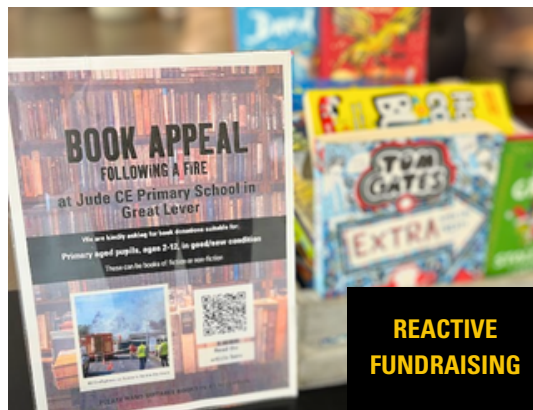
**CHARITY DUCK  
RACE**



**SEASONAL  
DRIVES**



**DONATING  
1000+ ITEMS PA**



**REACTIVE  
FUNDRAISING**

## OUR CHARITIES

- » Soapworks cherishes the charities closest to our site: Salford Food Bank, the iconic Lads and Girls club, Ordsall local football team and much more...
- » Donate all unsold food from FOODWORKS cafe to the Friday night Don't Walk Past pop up, a small but mighty organisation, who take it straight out to feed Manchester's homeless community
- » Seasonal donation drives so our tenants can get hands on with Don't Walk Past and Salford Foodbank, which has seen a 50% increase in demand since 2022
- » Host regular awareness stalls for charities to engage their local community, including Men's Mental Health, Suicide Prevention,
- » Donate over 1000 items every year, from tents to interview clothing
- » Charity fundraising with seasonal raffles etc, used to buy supplies and urgent items for Foodbank & youth club

MedEquip4KIDS

**DKMS**  
WE DELETE BLOOD CANCER

Salford  
Central  
**foodbank**

**salford  
foundation**

**DON'T  
WALK PAST  
MCR**

**Mentell**

**Cracking  
Food Food**

**ENDOMETRIOSISUK**

**JAK'S  
WORLD  
FOREVER**

**Eden  
Reforestation  
Projects**

# GOVERNANCE

## CYBER SECURITY

## DISABILITY ACCESS AUDITS

### STANDARDS



Fully Disability Access compliant



High refurbishment and development standards focused on energy efficiency, wellbeing and future-proof spaces



National minimum wage for all staff and contractors



Strict procurement criteria for all service suppliers

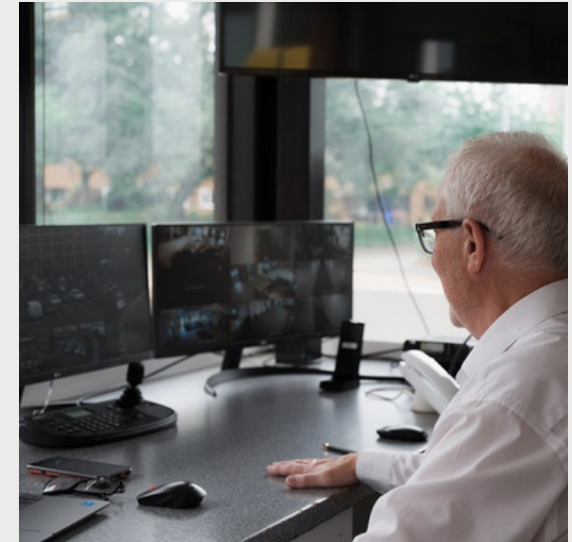
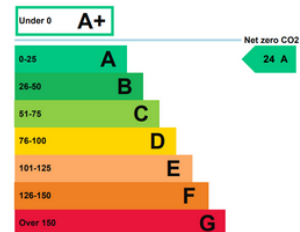
### PROCEDURE

- » Thorough and periodic reviews of suppliers
- » Programme of constant improvement
- » Cyber security training for all staff & Cyber Essentials Accredited on-site management team
- » Disability Access Audits (DAA) carried out regularly



### Energy rating and score

This property's energy rating is A.





**CONNECTION, BUILT IN.**

**SOAPWORKS**

**WANT TO  
KNOW MORE?**

**Please contact**

**Jennifer Bamber**

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**APAM**



**innov8**

PROPERTY  
SOLUTIONS

